



FOR SALE



Conceptual Rendering

CANBY PIONEER INDUSTRIAL PARK

Industrial Land

± 2.06 Acres (89,734 SF) | \$1,346,000 (\$15/SF)

398 S Sequoia Pkwy, Canby, OR 97013

- 2.06 acre fully served site in the heart of the 365-Acre Canby Pioneer Industrial Park
- Highly visible location next to Caruso Produce and across from Premier Gear
- Zoned M-1, Light Industrial-Manufacturing/Distribution Uses
- Low cost utilities via Canby's Power PUD and competitive water rates
- 20-30,000 SF options available
- Development-ready with Phase 1 Environmental and survey completed

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	398 S Sequoia Pkwy, Canby, OR 97013
Land Size	± 2.06 Acres (89,734 SF)
Dimensions	220' x 386' x 186' x 270'
Zoning	M-1 Light Industrial, City of Canby
Environmental	Phase 1 Completed
Utilities	City sewer/water; Canby PUD power; NW Natural; Direct Link-Fiber
Contractor	Robert Evans Company
Sale Price	\$1,346,000 (\$15/SF)

Location Features

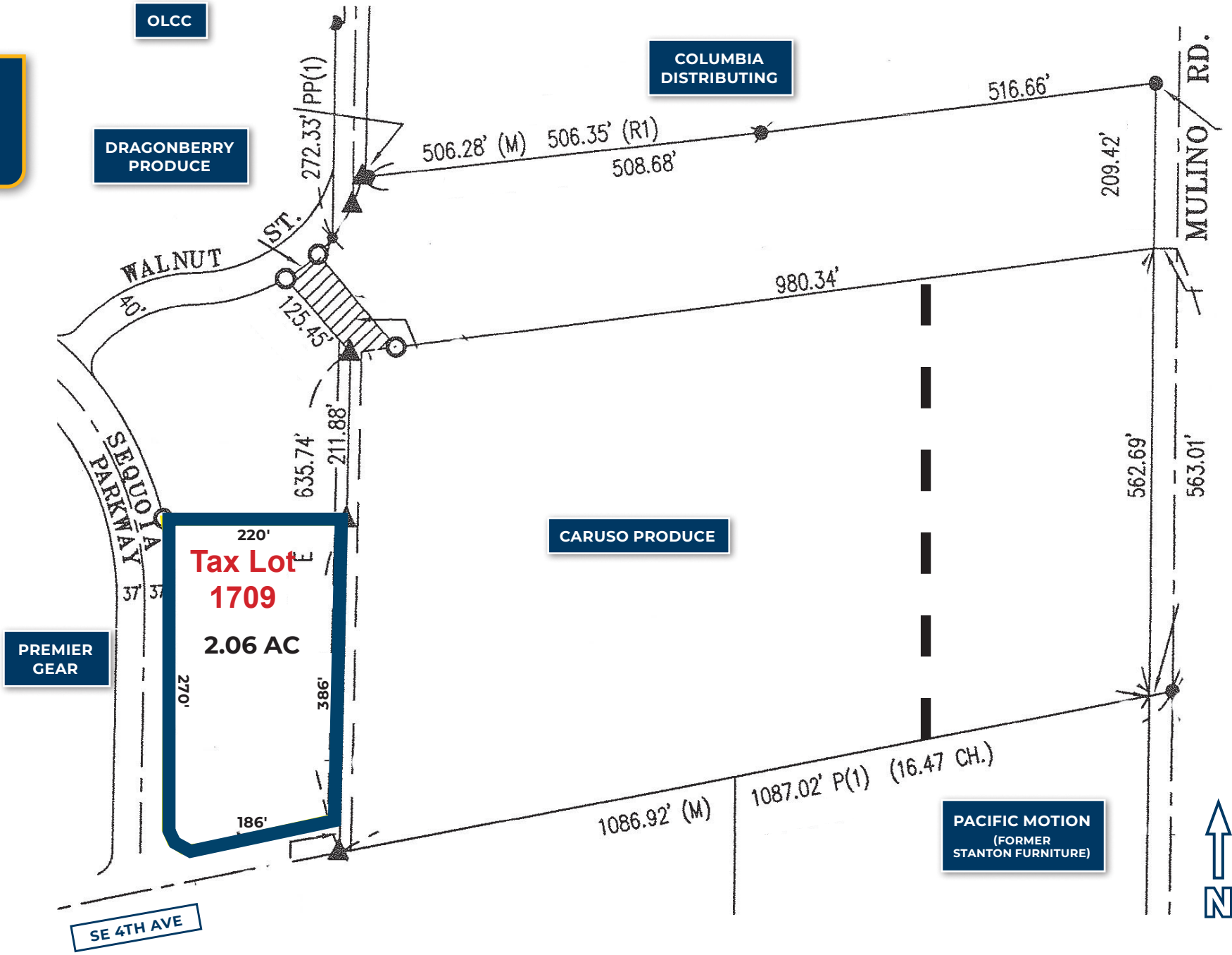
- Premier Willamette Valley location in the Canby Pioneer Industrial Park
- 1 block from S. Walnut Street, the new direct bypass to Hwy-99E to the North
- 10 minutes from both I-5 & I-205
- 7 minutes to the Aurora Regional Airport
- 25 minutes to PDX
- Canby Area Transit serves Wilsonville & Clackamas Town Center Park N Rides during Peak hours

Nearby Highlights

- Fred Meyer Supercenter with restaurants/professional services
- Starbucks
- Columbia Distributing
- OLCC Distribution Center (Groundbreaking 2025)
- American Steel; Lamprose Steel
- Former Stanton Furniture (Pacific Motion)
- Wilco Farm Store
- Ebner's Meats & Deli
- Gwynn's Willamette Coffee House
- Oregon City Brewing
- Wait Park
- Kendal Floral



TAX MAP





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts and *Average Monthly Visits are Provided by REGIS Online at SitesUSA.com ©2025
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LOCAL AERIAL MAP



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